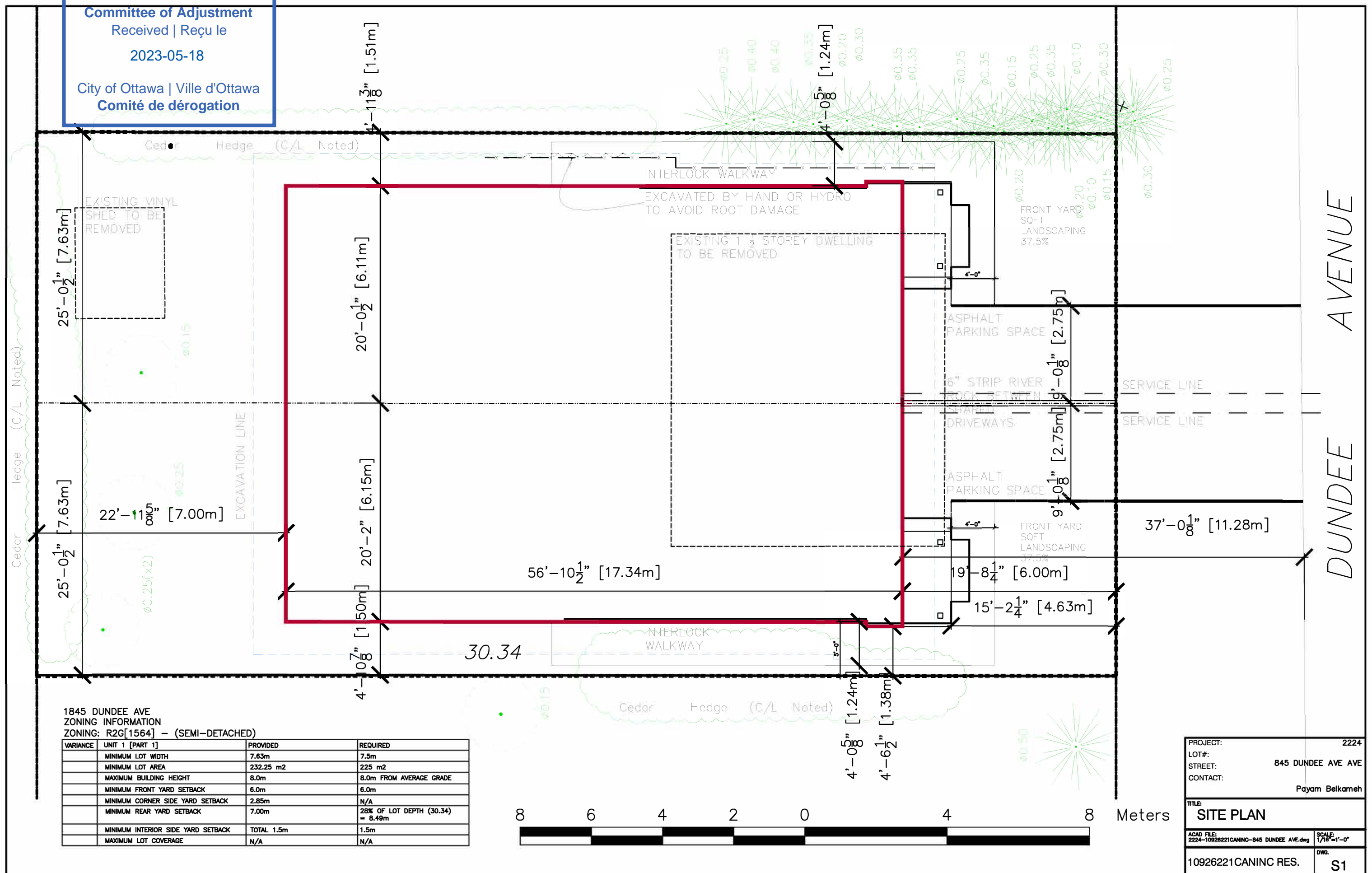


**Committee of Adjustment**  
 Received | Reçu le  
 2023-05-18  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



1845 DUNDEE AVE  
 ZONING INFORMATION  
 ZONING: R2G[1564] - (SEMI-DETACHED)

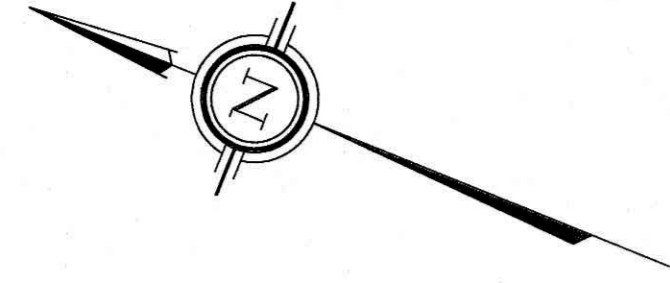
VARIANCE	UNIT 1 [PART 1]	PROVIDED	REQUIRED
	MINIMUM LOT WIDTH	7.63m	7.5m
	MINIMUM LOT AREA	232.25 m <sup>2</sup>	225 m <sup>2</sup>
	MAXIMUM BUILDING HEIGHT	8.0m	8.0m FROM AVERAGE GRADE
	MINIMUM FRONT YARD SETBACK	6.0m	6.0m
	MINIMUM CORNER SIDE YARD SETBACK	2.85m	N/A
	MINIMUM REAR YARD SETBACK	7.00m	28% OF LOT DEPTH (30.34) = 8.49m
	MINIMUM INTERIOR SIDE YARD SETBACK	TOTAL 1.5m	1.5m
	MAXIMUM LOT COVERAGE	N/A	N/A



PROJECT:	2224
LOT#:	845 DUNDEE AVE AVE
STREET:	845 DUNDEE AVE AVE
CONTACT:	Payam Belkameh
TITLE:	<b>SITE PLAN</b>
ACAD FILE:	2224-10926221CANINC-845 DUNDEE AVE.dwg
SCALE:	1/16" = 1'-0"
DWG.	S1
10926221CANINC RES.	

DUNDEE AVENUE





IVANHOE AVENUE

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 83**  
**REGISTERED PLAN 4M-311**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150  
6 4.5 3.0 1.5 0 3 6 Metres

**Metric**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 25th day of May, 2022.

May 27, 2022  
Date  
V. Andrew Sheip  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: May 27, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to \_\_\_\_\_ ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Legend**

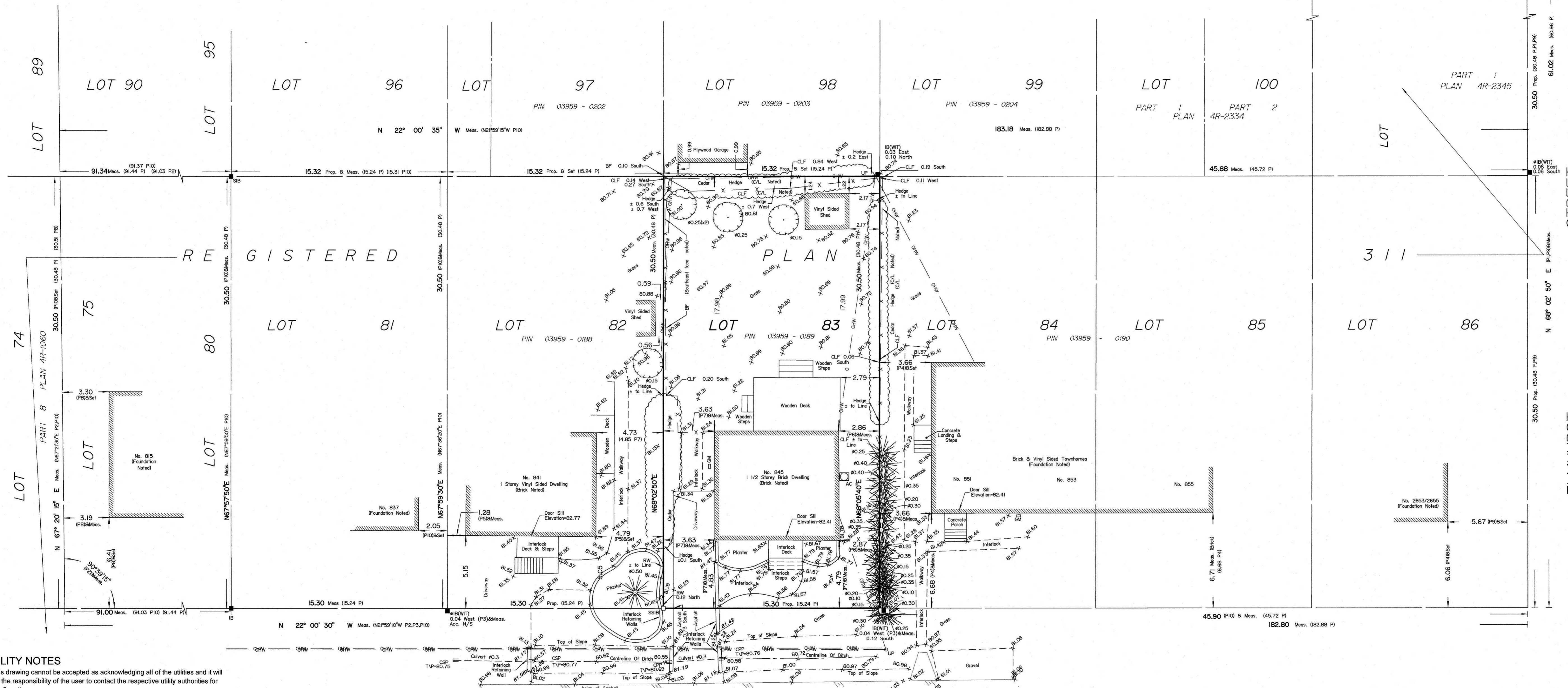
- |                 |                                  |                         |
|-----------------|----------------------------------|-------------------------|
| □               | Denotes                          | Survey Monument Planted |
| ■               | Survey Monument Found            |                         |
| SIB             | Standard Iron Bar                |                         |
| SSIB            | Short Standard Iron Bar          |                         |
| IB              | Iron Bar                         |                         |
| IB#             | Round Iron Bar                   |                         |
| (WIT)           | Witness                          |                         |
| Meas.           | Measured                         |                         |
| (AOG)           | Annis, O'Sullivan, Vollebek Ltd. |                         |
| (P)             | Registered Plan 311              |                         |
| (P1)            | Plan 4R-2345                     |                         |
| (P2)            | Plan 4R-10602                    |                         |
| (P3)            | Plan 4R-28584                    |                         |
| (P4)            | (647) Plan dated July 27, 1971   |                         |
| (P5)            | (1319) plan dated July 31, 1979  |                         |
| (P6)            | No. (857) dated March 22, 1975   |                         |
| (P7)            | (857) Plan dated Mar. 22, 1975   |                         |
| (P8)            | (1175) Plan dated June 11, 1980  |                         |
| (P9)            | (857) Plan dated July 16, 1990   |                         |
| (P10)           | (1473) Plan dated Sept. 23, 1993 |                         |
| (M+S)           | Maintenance Hole (Sanitary)      |                         |
| OHW             | Overhead Wires                   |                         |
| UP              | Utility Pole                     |                         |
| CSP             | Corrugated Steel Pipe            |                         |
| CPP             | Corrugated Plastic Pipe          |                         |
| T/G             | Top of Grate                     |                         |
| GM              | Gas Meter                        |                         |
| Deciduous Tree  | Deciduous Tree                   |                         |
| Coniferous Tree | Coniferous Tree                  |                         |
| CLF             | Chain Link Fence                 |                         |
| BF              | Board Fence                      |                         |
| C/L             | Centreline                       |                         |
| Property Line   | Property Line                    |                         |
| ∅               | Diameter                         |                         |
| +65.00          | Location of Elevations           |                         |
| +65.00          | Top of Concrete Curb Elevation   |                         |
| ○ FH            | Fire Hydrant                     |                         |
| Prop.           | Proportioned                     |                         |
| RW              | Retaining Wall                   |                         |

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-27611  
THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29 (3).

**Notes**  
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).  
For comparison purposes, bearings shown on Plans (P1), (P2), (P3) & (P10) are astronomic bearings.

**SITE BENCHMARK**  
FH-Top of Spindle  
Elevation = 81.84

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aovltd.com



**UTILITY NOTES**  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

**ELEVATION NOTES**  
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.  
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.